

16 Aug 82

MEMORANDUM TO: Chief, Plans & Programs Staff, OL

FROM:

[Redacted]

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Chief, Building Planning Staff, OL

SUBJECT: Employee Suggestion 82-218 for Location of New Headquarters Building

1. It is recommended that the referenced employee suggestion for locating the New Headquarters Building in the vicinity of Dulles Airport be declined.

2. The major justification for construction of a New Headquarters Building is consolidation of Agency personnel at one location. Construction of a facility near Dulles Airport would accomplish only partial consolidation.

3. Government construction near Dulles Airport would require land acquisition and numerous public planning approvals which would delay the project for an unknown number of years.

4. Government leasing has been considered and has not been found to be cost effective. The Building Planning Staff prepared a cost analysis based on OMB guidelines which showed a 20% cost advantage for construction at Langley vs. a leased facility in the Northern Virginia area.

5. The employee's proposed use of the Dulles Access Road to facilitate travel between Dulles and Langley is probably not valid because of current restrictions on the use of this road. P&PS/OL may desire to confer with legal counsel on this matter.

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